

073.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

736,800 / 736,800

USE VALUE:

736,800 / 736,800

ASSESSED:

736,800 / 736,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PAMELA DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HERR ROBERT S &	
Owner 2: PADILLA TANALIS	
Owner 3:	
Street 1: 9 PAMELA DRIVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: FELDEISEN SHAUN & SABRINA E -	
Owner 2: -	
Street 1: 9 PAMELA DRIVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1626 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							46435
							GIS Ref
							GIS Ref
							Insp Date
							10/05/18

## PREVIOUS ASSESSMENT

Parcel ID								
Parcel ID								
073.0-0002-0019.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	291,900	800	7,150.	444,200	736,900	736,900
2019	101	FV	238,500	900	7,150.	412,400	651,800	651,800
2018	101	FV	238,500	900	7,150.	412,400	651,800	651,800
2017	101	FV	238,500	900	7,150.	361,700	601,100	601,100
2016	101	FV	206,200	900	7,150.	329,900	537,000	537,000
2015	101	FV	193,100	900	7,150.	291,900	485,900	485,900
2014	101	FV	193,100	900	7,150.	276,000	470,000	470,000
2013	101	FV	193,100	900	7,150.	262,700	456,700	456,700

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELDEISEN SHAUN	65807-105		7/28/2015		650,000	No	No		
COHEN EVAN K,	55202-414		8/19/2010		492,500	No	No		
MAKIVIC MILOJE/	43035-528		6/11/2004		450,000	No	No		
CUNIO CAROL A	27157-10		3/25/1997		214,900	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2004	1007	Re-Roof	2,400					

## ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
12/19/2008	Meas/Inspect	345	PATRIOT
10/6/2004	MLS	MM	Mary M
10/14/1999	Meas/Inspect	264	PATRIOT
11/1/1981		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good																		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A Bath: 1	Rating:									14	WDK (336)	24							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE W/ RED BRICK	View / Desir:	3/4 Bath: 1	Rating: Good									10									
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:									5									
Grade: C - Average				1/2 Bath: 1	Rating:									7 FFL (35)									
Year Blt: 1951	Eff Yr Blt:			A HBth:	Rating:									34	TQS FFL LLV (816)	17							
Alt LUC:	Alt %:			OthrFix: 1	Rating:									24									
Jurisdct: G17	Fact: .			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Const Mod:	Lump Sum Adj:			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1																	
				A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O																	
				Fpl: 1	Rating: Good	Other																	
				WSFlue: 1	Rating:	Upper																	
								Lvl 2															
								Lvl 1															
								Lower															
								Totals RM: 8 BR: 3 Bath: 1 HB															
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL											
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 20 %	Name:	Functional:				Interior:	1	8	3	M											
Bsmnt Flr: 4 - Carpet	Subfloor:			Economic:				Additions:															
Bsmnt Gar:	Electric: 3 - Typical			Special:				Kitchen:															
Insulation: 2 - Typical	Int vs Ext: S			Override:				Baths:															
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W			Total: 18.6 %				Plumbing:															
# Heat Sys: 1	% Heated: 100	% AC:						Electric:															
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:					Heating:															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>											
				Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 1.01153004	Adj \$ / SQ: 143.384	Rate	Parcel ID	Typ	Date	Sale Price					<b>SUB AREA DETAIL</b>						
				Other Features: 85250	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:		AvRate:		Ind.Val											
				LUC Factor: 1.00	Adj Total: 358621	Depreciation: 66703	Deprecated Total: 291917	Juris. Factor: 1.00		Before Depr: 143.38		Special Features: 0	Val/Su Net: 111.63										
								Final Total: 291900		Val/Su SzAd: 199.52													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 073.0-0002-0019.0								<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>AssessPro Patriot Properties, Inc</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	1 300	A	AV	1993		3.50	T	20.8	101					800						
2	Frame Shed	D	Y	1 8X8	A	AV	2000		0.00	T	15.2	101											
More: N	Total Yard Items:	800	Total Special Features:		Total:	800																	


